



39D, Wedow Road, Thaxted, Dunmow,  
Essex, CM6 2JY

Offers in excess of: £450,000  
Freehold

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Nestled within the charming town of Thaxted, this impeccably presented home offers a blend of modern luxury and serene comfort. Boasting a recent renovation, this three-year-old property exudes sophistication and style.

Inside, the accommodation is generously proportioned, comprising three double bedrooms, two ensembles and a sleek contemporary family bathroom. On the ground floor, a welcoming lounge with bi-folding doors lead to the outdoors and an open-plan fully fitted kitchen and breakfast area. There is also a ground floor cloakroom.

Outside is a south-facing garden with a raised paved patio area with inset lighting, complemented by ample off-road parking.

Council Tax Band E. EPC Rating B.





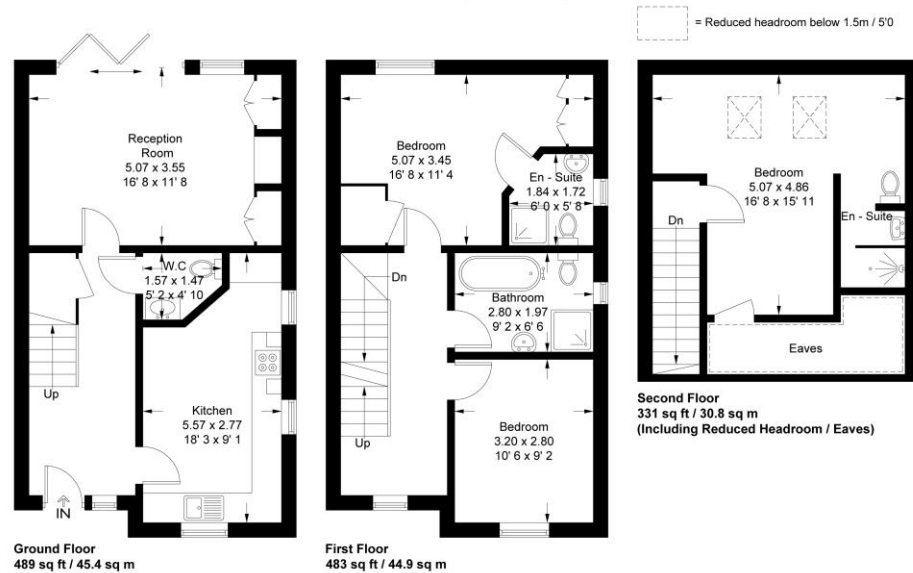
High Specification  
Off Road Parking  
Rear Garden with Patio & Inset Lighting  
Two Ensuites  
Immaculately Presented  
Bi-Folding Doors  
Council Tax Band E  
EPC Rating B

#### ADDITIONAL INFORMATION

Thaxted is a beautiful small country town dating back to before the Domesday Book. Full of considerable architectural interest, with its famous Guildhall, Church and Windmill set against a backdrop of Medieval houses. A handful of shops, pubs, cafes and primary schooling offer residents' facilities for day-to-day needs, whilst further amenities and secondary schooling can be found at Saffron Walden (7.5 miles) and Great Dunmow (6.2 miles).

## Wedow Road

Approximate Gross Internal Area = 1256 sq ft / 116.7 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 47 sq ft / 4.4 sq m  
Total = 1303 sq ft / 121.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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### FOR MORE DETAILS CONTACT

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